

STATEWIDE PLANNING e-NEWS

Rhode Island Statewide Planning Program • One Capitol Hill • Providence, RI 02908 • 401.222.7901 • fax 401.222.2083 • www.planning.ri.gov

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Amendments Enacted to Inclusionary Zoning Law (RIGL § 45-24-46.1)

Authorizing Fee-In-Lieu of the Construction of Low- and Moderate-Income Housing.

Two important changes were made to the inclusionary zoning provision of the Zoning Enabling Act. First, zoning ordinances that require inclusionary zoning are now also required to include density bonuses or other incentives that shall offset differential costs of below

market-rate units. Second, zoning ordinances may now provide that the affordable housing that is required under an inclusionary zoning clause may be provided on-site or that an alternative method of production can be utilized, such as off-site construction or rehabilitation, donation of land, and/or the payment of a fee in-lieu of the construction of the units.

Payments of fee-in-lieu for the provision of affordable housing shall be the choice of the developer, and shall be applied on a per-unit basis. For affordable single-family homes and condominium units, the per-unit fee shall be the difference between the maximum affordable sales price for a family of four (4) earning eighty percent (80%) of the area median income, as determined by HUD, and the average cost of developing a single unit of affordable housing. Per the legislation, the average cost of developing a single unit of affordable housing shall be determined annually, based on the average per-unit development cost of affordable homes financed by Rhode Island Housing over the previous three (3) years. However, in no case shall the per-unit fee be less than \$40,000. Municipalities shall either deposit all in-lieu payments into restricted accounts, overseen by a local affordable housing board that shall allocate collected monies for the creation and development of affordable housing within the municipality, or transfer in-lieu payments to the Housing Resources Commission or Rhode Island Housing for the purpose of developing affordable housing within the community. All collected fees must be spent within two (2) years.

Rhode Island Housing will be calculating municipal the municipal fee-in-lieu rates annually and have already calculated the rates for FY 2015. Rhode Island Housing has calculated the average statewide per-unit cost to develop new affordable housing between 2011 and 2013 as \$250,611. (Please note: this figure is an average across the state and may not be reflective of the cost to develop new affordable housing within a specific municipality.) Rhode Island Housing has also calculated the maximum sales price for a family of four (4) earning eighty percent (80%) of the area median income for each municipality, using the HUD FY14 income limits for 4-person households (\$63,900 for Westerly, Hopkinton, New Shoreham, Newport, Middletown and Portsmouth, and \$57,700 for the remainder of the State's municipalities), the fiscal year 2014 tax rates, the Primary Market Survey 30-year average interest rate of 4.12% and an estimate of hazard insurance that was based on Rhode Island Housing's Loan Servicing Division data.

The results of applying these calculations to the methodology prescribed in the legislation are included in the table on page 2, where the "Affordability Gap" for each municipality is equal to the statutorily enabled fee-in-lieu of constructing affordable housing. Any questions on the attached table can be directed to Amy Rainone, Intergovernmental Relations Director at Rhode Island Housing, (401) 457-1256.

FEE-IN-LIEU OF LOW- AND MODERATE-INCOME HOUSING, FISCAL YEAR 2015

MUNICIPALITY	80% LMIH MAX SALES PRICE	AFFORDABILITY GAP (FEE)
Barrington	\$183,359	\$67,000
Bristol	\$196,668	\$54,000
Burrillville	\$185,933	\$65,000
Central Falls	\$171,055	\$80,000
Charlestown	\$204,434	\$46,000
Coventry	\$185,225	\$65,000
Cranston	\$175,948	\$75,000
Cumberland	\$192,367	\$58,000
East Greenwich	\$173,680	\$77,000
East Providence	\$176,719	\$74,000
Exeter	\$193,115	\$57,000
Foster	\$180,194	\$70,000
Glocester	\$179,150	\$71,000
Hopkinton	\$203,607	\$47,000
Jamestown	\$207,602	\$43,000
Johnston	\$182,859	\$68,000
Lincoln	\$195,978	\$55,000
Little Compton	\$213,475	\$40,000*
Middletown	\$208,632	\$42,000
Narragansett	\$205,413	\$45,000
New Shoreham	\$236,370	\$40,000*
Newport	\$219,073	\$40,000*
North Kingstown	\$181,102	\$70,000
North Providence	\$183,239	\$67,000
North Smithfield	\$192,249	\$58,000
Pawtucket	\$176,806	\$74,000
Portsmouth	\$209,853	\$41,000
Providence	\$189,845	\$61,000
Richmond	\$182,748	\$68,000
Scituate	\$189,478	\$61,000
Smithfield	\$188,449	\$62,000
South Kingstown	\$188,922	\$62,000
Tiverton	\$182,007	\$69,000
Warren	\$182,914	\$68,000
Warwick	\$181,420	\$69,000
West Greenwich	\$176,524	\$74,000
West Warwick	\$172,960	\$78,000
Westerly	\$224,862	\$40,000*
Woonsocket	\$197,179	\$53,000
Statewide Median	\$188,449	\$62,000

*The new law establishes a minimum fee of \$40,000.

Statewide Planning's Committee Meetings

State Planning Council

- August 28*, 9:00 a.m.
- September 11, 9:00 a.m.
- September 25*, 9:00 a.m.

One Capitol Hill, Providence, RI
Conference Room A

Technical Committee -

- August 26*, 9:00 a.m.
- September 5, 9:00 a.m.
- September 18*, 9:00 a.m.

One Capitol Hill, Providence, RI 9:00 a.m.
Conference Room A

* Special meeting added

Transportation Advisory Committee

August 28th 2014, 6:30 p.m. a.m.
One Capitol Hill, Providence, RI
Conference Room A

<http://www.planning.ri.gov/council/>

COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) DATA

The Rhode Island Statewide Planning Program, with assistance from Rhode Island Housing, has generated data tables for each municipality on housing needs by income level.

These data are pulled from a special tabulation of American Community Survey data provided by the U.S. Department of Housing and Urban Development known as Comprehensive Housing Affordability Strategy, or CHAS, data.

The data tables, posted online at <http://www.planning.ri.gov/geodeminfo/data/chas.php>, will help municipalities understand housing needs in their communities and in the region.



GrowSmartRI
Sustainable Economic Growth
& Quality of Place

Two Municipal Training Offered in September Conducting Effective Land Use Reviews

The Grow Smart Rhode Island Land-Use Training Collaborative is offering training for Planning Boards, Zoning Boards, and Town Councils. **Conducting Effective Land Use Reviews** is led by experienced Land Use Attorneys and Planners.

This workshop will guide you through your legal responsibilities as a public official in Rhode Island and discuss in detail the legally required procedures and best practices that should be followed in conducting land use reviews. The workshop provides ample time for participant questions.

- Wednesday, Sept. 10th
Richmond, Richmond Town Hall
- Monday, Sept. 15th
Tiverton, Tiverton Town Hall

Both of these one night trainings will be held from 5:30pm until 9:00pm (including a light dinner).

The total training fee is \$30.00; the fee covers training, training manual, and a light supper. The Rhode Island Interlocal Risk Management Trust provides registration fee assistance for Trust members for this training.

Advance registration by Wednesday, May 21st is required. Registration will be closed once capacity has been reached. For full information go to www.growsmartri.org or contact Jodi Castillo, Training Coordinator, jcastallo@growsmartri.org or 401-273-5711 ext. 6.



**URI Feinstein Providence Campus -College of Continuing Education-announces that
REGISTRATION IS NOW OPEN!**

Participants complete a five or six course sequence within each certificate and can complete the program by Spring 2015.

Design for Print Certificate

Develop the skills to design & produce print media using Adobe Creative Suite including Photoshop, Illustrator and InDesign.

Learn the techniques of layout/design by creating and applying custom graphics, text and images. Learn the proper use of type, color and images to create professional graphics/publications utilizing the principles of good print design.

CERTIFICATE COURSE REQUIREMENTS: Total Cost \$3600

FALL Classes:

Photoshop I - 12 sessions: Tues | Sept 2 – Nov 25, 2014 **Cost \$900**

Photo Basics- 6 sessions: Thurs | Sept 4 – Oct 9, 2014 **Cost \$450**

Illustrator I - 6 sessions: Thurs | Oct 16 – Nov 20, 2014 **Cost \$450**

Photoshop II - 6 sessions: Tues/Thurs | Dec 2 – Dec 18, 2014 **Cost \$450**

WINTER Classes:

InDesign - 12 sessions: Thurs | Jan 8 - Mar 26, 2015 **Cost \$900**

Illustrator II- 6 sessions: Tues/Thurs | May 12-May 28, 2015 **Cost \$450**

Design for Web Certificate

Learn the techniques of Web site design; an introduction to the Internet, design principles for the Web, HTML, cascading style sheets (CSS) & Search Engine Optimization (SEO). Build a project from concept to completion using industry standard tools and ensuring your sites' consistent performance and style across various platforms and browsers that conform to the latest professional Web Standards.

CERTIFICATE COURSE REQUIREMENTS: Total Cost \$3600

FALL Classes:

Photoshop I - 12 sessions: Tues | Sept 2 – Nov 25, 2014 **Cost \$900**

Web Design I- 12 sessions: Mon | Sept 8 – Dec 1, 2014 **Cost \$900**

Web Marketing - 6 sessions: Wed | Nov 12- Dec 17, 2014 **Cost \$450**

WINTER Classes:

Web Design II- 12 sessions: Wed | Jan 7 – March 25, 2015 **Cost \$900**

Web Design Mobile - 6 sessions: Wed | April 1 – May 6, 2015 **Cost \$450**

WORDPRESS -6 sessions Wed | Oct 1 – Nov 5, 2014 Cost \$450

Earn a Certificate or take only the class you need!

For registration form and more details on class descriptions and pre-requisites please visit our webpage

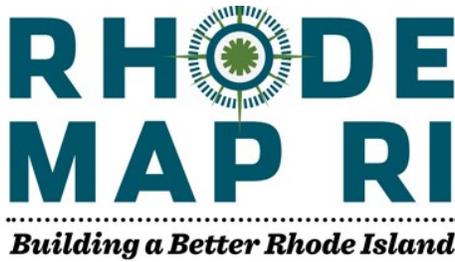
http://www.uri.edu/prov/certificate_noncredit/certificate/Multimedia/MultimediaTech.html

All classes meet from 5:30-8:30pm in Room 329.

Free parking at the RI Convention Center Parking Garage

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RhodeMap RI: Building an Equitable and Sustainable Economy

In the last 5 years, talk of the Rhode Island economy has centered on its high unemployment and low rankings nationally for business climate. The Rhode Map RI planning process seeks to tackle head on what's most holding Rhode Island's economy back.

Over the last year, the Rhode Island Division of Planning has received the input of hundreds of Rhode Islanders through public outreach and the involvement of a dedicated Consortium, Economic Development Committee, and Social Equity Advisory Committee. A number of themes have emerged that are informing the direction of the Economic Development plan, a draft of which will soon be available for public comment.

Rhode Island has unmistakable assets including its rich natural, historic, and cultural resources, vibrant traditions in industry, education, and the arts, and an enviable location along the I-95 corridor. More actively capitalizing on these assets is essential to an economic turn-around.

Rhode Island's small size and its "one-degree of separation" between leaders and business sectors are strengths for the economy, which is predominantly characterized by a large number of interconnected small companies.

Like the Nation, the face of Rhode Island is changing rapidly. Communities of color are now the driving force in Rhode Island's population growth and essential to the state's economic success. As the baby boomer generation ages out of the workforce, minority workers will be essential to filling these jobs.

Wide racial gaps in income, health, and opportunity – coupled with a shrinking middle class and uneven wage growth – means the State must adopt new strategies for growing good jobs, connecting unemployed and low-wage workers to job training and career opportunities, and increasing access to economic opportunity for all. This includes ensuring a range of healthy, quality housing in all areas of Rhode Island. A new State housing plan and growth centers strategy, also developed through the RhodeMap RI process, are identifying strategies to meet the housing needs of the State and for revitalizing communities.

RhodeMap RI proposes short term and long term goals, policies and strategies to build an equitable and sustainable economy to address these opportunities and challenges, and give the state a common vision to strive toward into the future.

Stay tuned to www.rhodemapri.org over the next couple of months for updates. You can also follow the RhodeMap RI initiative on twitter @rhodemapri.



(PHOTOS from the May Open House events across the region)